



REDEVELOPMENT AGENCY AGENDA
MEETING OF: JUNE 2, 2004

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 10:07 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, WEEKLY, MACK, and MONCRIEF and Ward 2 seat vacant

ALSO PRESENT: DOUG SELBY, Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

City Hall Plaza, Special Outside Posting Bulletin Board

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Pkwy.

Grant Sawyer Building, 555 E. Washington Avenue

(10:07)

1-2263

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JUNE 2, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: CHRIS KNIGHT, ACTING

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING DEDICATION OF REQUIRED RIGHTS OF WAY TO THE CITY OF LAS VEGAS ON LAND LOCATED AT THE SOUTHEAST CORNER OF LAS VEGAS BOULEVARD AND CLARK STREET, APN 139-34-310-061 - WARD 1 (MONCRIEF)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

In consideration of \$1.00 and other valuable consideration, the Agency will grant, bargain, and convey to the City of Las Vegas, a municipal corporation of the State of Nevada and to its assigns forever, all right to, title in, and interest in the real property situated in the City of Las Vegas, bound and described as follows in Exhibit "A". The property being conveyed for rights of way encompasses 375 square feet (5 feet by 75 feet), more or less.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Site Map
2. Right of Way Map (ex 030514.doc)
3. Grant, Bargain and Sale Deed

MOTION:

MONCRIEF – APPROVED as recommended – UNANIMOUS with MACK not voting, GOODMAN abstaining because his son, ROSS, has interest in the subject property, and Ward 2 seat vacant

MINUTES:

CHRIS KNIGHT, Acting Director, Business Development Office, reported that staff intends to issue a Request for Proposal on this site, which is commonly known as the “Bulldog” site. The right-of-way for the two parcels on the southwest portion has not been fully dedicated. In an effort to try to bring the standard for Las Vegas Boulevard to 80 feet, staff was asked to dedicate the additional land before entering into any development agreement.

(10:07 - 10:09)

1-2273

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JUNE 2, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: CHRIS KNIGHT, ACTING

SUBJECT:

REPORT ON THE STATUS OF LAS VEGAS REDVELOPMENT AGENCY PROJECTS CURRENTLY UNDER CONTRACT - WARDS 1, 3, AND 5 (MONCRIEF, REESE, AND WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

To update the Agency Board on Redevelopment Agency projects currently under binding contracts with owners, developers, and consultants, and to receive input from the Agency Board on the progress of projects as warranted.

RECOMMENDATION:

Report only; no action required

BACKUP DOCUMENTATION:

Submitted after the meeting: hard copy of scripted PowerPoint

MOTION:

None required. A report was given.

MINUTES:

CHRIS KNIGHT, Acting Director, Business Development Office, deferred to STEVEN VAN GORP of Business Development to give a report. MR. VAN GORP gave a detailed PowerPoint presentation, using a scripted PowerPoint document, a copy of which is made a part of these minutes.

Regarding the 14 million visitors to the Premium Outlets, COUNCILMAN BROWN asked if that figure includes shoppers or locals. MR. VAN GORP answered that there is no distinction and includes both categories.

AL GALLEG0, citizen of Las Vegas, stated that the name of a portion of "F" Street has been changed, but the area needs serious cleanup before the World Market Center opens.

BEATRICE TURNER, West Las Vegas resident, asked if all the space in the Edmond Town Center has to be leased before construction can commence. MR. VAN GORP indicated that 60 percent of the space must be leased in order to obtain financing to commence construction.

(10:09 - 10:26)

1-2334

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JUNE 2, 2004

CITIZEN PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

MATTIE SNOWDEN WORMWOOD, 2725 Revere, stated that she appeared before the Agency members in November about property at 412 West Jefferson. She initiated eviction of this property because of the illegal activity that was taking place there. But, without her knowledge, a notice of abatement was filed on the property, and she feels that someone is trying to underhandedly take the property away from her. She is tired of attending meetings where people are told that things in West Las Vegas are going to change, but the same things are going on. CHAIR GOODMAN directed DEPUTY CITY MANAGER FRETWELL to ensure that DAVE SEMENZA, Manager, Neighborhood Response, meets with MS. WORMWOOD.

JERRY NEAL, Resident Activist of Marble Manor, submitted a letter, which is made a part of the final minutes, regarding the promise made by Mr. Robert "Bobby G" Gronauer during the Commissioners meeting of January 9, 2004, to the residents that a second study would be done if the cost of utilities went up. Also, the members of the Resident Council have not been able to put matters on the agenda. He urged the Agency members to become involved.

DAN CONTRERAS, Acting President, Bonanza Village Neighborhood Association, requested a written legal opinion from the City Attorney's office regarding the indemnity agreement for the maintenance of the wall. He then showed a picture of the old VA building, which he recently heard was sold to American National Insurance Company. He asked that the Office of Business Development get involved to find out what the building is intended for. CHAIR GOODMAN said that he too would like to find out. Lastly, MR. CONTRERAS asked that the City do something about a gentleman that is going around the Bonanza Village neighborhood tapping on car windows until he receives money. CHAIR GOODMAN advised MR. CONTRERAS to call his office to find out the date of the meeting that has been set up with the Las Vegas Metropolitan Police Department.

City of Las Vegas

REDEVELOPMENT AGENCY MEETING OF JUNE 2, 2004
Citizen Participation

MINUTES – Continued:

BEATRICE TURNER, West Las Vegas resident, concurred with MR. CONTRERAS that something has to be done about the gentleman tapping on people's windows. She then noted that people were upset at her about not attending the Ethics Commission meeting. She admonished that people would rather deal with lions than with her when it comes to the Housing Authority.

(10:26 – 10:40)

1-3193

THE MEETING ADJOURNED AT 10:40 A.M.

Respectfully submitted: _____

GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK

July 16, 2004

Barbara Jo Ronemus, Secretary